PETITION FOR ADMINISTRATIVE IN RE:

ZONING VARIANCE

S/S Sunspot Road, 290 ft. W of

c/l of Sunnymeadow Lane

613 Sunspot Road

4th Election District 3rd Councilmanic District Roger N. Powell, et ux

Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 95-26-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Roger Powell and Iris Powell, his wife, for that property known as 613 Sunspot Road in the Owings Manor subdivision of Baltimore The Petitioners herein seek a variance from Section 1A04.3.B.5 of County. the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft. in lieu of the minimum required 50 ft. for an attached garage, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

MICROFILMED

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 35 day of August, 1994 that the Petition for a Zoning Variance from Sections 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., in lieu of the minimum required 50 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.
- 4. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

LES:mmr

"据别我不知识"。





Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

August 23, 1994

Mr. and Mrs. Roger N. Powell 613 Sunspot Road Reisterstown, Maryland 21136

> RE: Petition for Administrative Variance Case No. 95-26-A

Property: 613 Sunspot Road

Dear Mr. and Mrs. Powell:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt Zoning Commissioner

LES:mmn encl.

STE THE WELL STORY





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

613 Sunspot Road, Reisterstown, MD

which is presently zoned

RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

Property is to be posted and advertised as prescribed by Zoning Regulations.

(PDP)

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 AO4 . 3B . 5 (Sec. 1 AOO . 3B . 3 RPD)

To allow a side yard setback of 30 feet in lieu of the minimum required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) To construct an adequate garage would result in the far wall being 30 ft. from the side property line which is abutted by a driveway servicing 611 Sunspot Road. The property is the last house on a dead end street and is abutting a steep hill. There is nowhere else that the garage can be located. To deny would unreasonably prevent the use of the property for a permitted purpose and cause an unnecessary burden to Petitioners. Other property owners have been granted variances to construct garages.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filling of this petition, and further agree to and are to

be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do scientify declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property y hich is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): Powe] Roge/r (Type or Print Name) Signature Iris∍Q. Powell Address City State Zipcode Attorney for Petitioner: (410)833-8338 613 Sunspot Rd. (Type or Print Name) Address Phone No. 21136 MD Reisterstown State Zipcode Signature Name, Address and phone number of representative to be contacted. same Address Phone No. City Zipcode Address A Public Heating having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this

REVIEWED BY: DATE: 7/26/94

circulation throughout Baitimore County, and that the property be reposted.

MICROFILMEL

that the subject matter of this petition be set for a public hearing, advertised, as required by the Loning Regulations of Battimore County, in two newspapers of general

ITEM #: _26___

Zoning Commissioner of Baltimore County

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Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 613 SUNSPOT ROAD
Reisterstown MD 21136 City Blacke Zip Code
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)
Petitioners live at the end of a dead end street where snow removal and/
or salting is difficult. Following the winter of 1993-94, it became
apparent that Petitioners needed protection for their cars and Petitioners
etermined to build a garage. The only location on the property where the
parage can be constructed would place the far wall 30 ft. from the property
ine where is located a 10 ft. driveway servicing 611 Sunspot Road.
That Affiant(s) scknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.
synature) (oger N. Powell Iris Q. Powell
type or print name) (type or print name)
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this
Roger N. Powell and Iris Q. Powell
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.
AS WITNESS my hand and Notarial Seal.
11 Il I P
My Commission Expires: 8/1/9

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95-26-A

ZONING DESCRIPTION FOR 613 SUNSPOT ROAD

Beginning at a point N. 65°28'37" W. on the South side of Sunspot Road, a paved County Road, 30 ft. wide m/l 450 ft. west m/l from its intersection with Sunnymeadow Road and thence running along the South side of Sunspot Road 219.37' to a point N. 20°71'23" E thence turning South and running along a line 206 ft. to a point S. 65°28'33" E. thence turning West and running along a line 205 ft. to a point S. 24°31'23" W. thence turning North and running along a line 205.5 ft. to the point of the beginning. Being Lot 13, Sec. One, Owings Manor, as recorded in the Land Records of Baltimore County in Book E.H.K., Jr. No. 610, Folio 15, containing 1.1 acres m/l.

#26

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towen, Maryland

95-26-4

Posted for: Variance Petitioner: Alger of Fris Power Location of property: 613 Soms for Rd.	Date of Posting 8/5/24
Posted for: Variance	
Petitioner: August & Fris Power	-11
Location of property: 6/3 Sons pot Ad	5/5
Location of Signe: Facing Tood Way on f	property being sound
	, , , , , , , , , , , , , , , , , , , ,
Remarks:	
Posted by Maffealy Signature	Date of return: 8/12/94
	Date at 16th III
Number of Signs:	William Charles Comment





Bult main Genery

Zoning Administration &

Development Management

111 West Chesapeako Aveaue

Towson, Maryland 21204

receipt 95-26-A

Account: R:001-6150

Number #26

Taken by: JRF

Date 7/26/94

Powall - 413 Sunspot Rd.

010 - Variance = \$50.00

080 - Sign = \$ 35.00

\$ 85.00

MICROFILMED

OZACZROCESNICHRU

\$85,00

BA 0009129AM07-26-94
Please Make Checks Payable To: Baltimore County



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

 NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

ADDRESS: 613 SUNSMOT RD REPSTERSTOWN, KD, 21136

PHONE NUMBER: 3335

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AJ:ggs

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

August 22, 1994

(410) 887-3353

Mr. & Mrs. Roger N. Powell 613 Sunspot Road Reisterstown, MD 21136

> RE: Item No. 26, Case No. 95-26-A Petitioner: Roger N. Powell, et ux Petition for Administrative Variance

Dear Mr. & Mrs. Powell:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 26, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

MICROFILMED

Zoning Plans Advisory Committe Comments August 22, 1994 Page 2

- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or imcompleteness.
- Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.

Zoning Coordinator

WCR:jw

Enclosures

المراجع المراج

Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 08/09/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building,
Towson, MD 21204
MAIL STOP--1105

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW .

Zoning Agenda:

Gentlemen:

Fursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 25,26,29,30,31,32. 33 AND 34.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, FRONE 887-4881, MS-1102F

MICROFILMEL



cc: File

Secretary Hal Kassoff: Administrator

8-2-94

JULIE WINIARSKI

Ms, Charlotte-Minton-Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204 WIMIARSILi:

Re:

Baltimore County Item No.: 426 (TRF)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bolo Small

DAUID IU, RAMSEY, ACTING CHIEF-John Contestabile, Chief

Engineering Access Permits

Division

BS/

ZADM

My telephone number is ____

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

COUNTY, MARYLAND BALTIMORE

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Zoning Administration and

Development Management

DATE: August 12, 1994

95-26

FROM:

Pat Keller, Deputy Director

Office of Planning and Zoning

SUBJECT:

Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 24, 25, 26, 29, 30, 31, 32, 33 and 34.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Division Chief:

PK/JL:lw

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

August 4, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO:

Roger and Iris Powell

613 Sunspot Road

Reisterstown, Maryland 21136

Re:

CASE NUMBER: 95-26-A (Item 26)

613 Sunspot Road

S/S Sunspot Road, 290' W of c/l Sunnymeadow Lane

4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. <u>Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391</u>. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 7, 1994. The closing date (August 22, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Director

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Printed with Soybean Ink on Recycled Paper

Date: 7/1/94

To: Baltimore County

Zoning Authorities

Re: Petition for Variance for

613 Sunspot Road, Reisterstown, MD

Gentlemen:

We are familiar with the plans of the Petitioners to build a 2-car garage attached to the east side of their dwelling at 613 Sunspot Road. 613 is more than 115 feet from the adjacent house, 607, and separated by a 10 ft. wide driveway servicing 611. The addition will enhance the property and the neighborhood, and will not create any hazard or danger. We support the Petitioners' request for a variance for this purpose.

Very truly yours,

2113

#26

Date: July 11, 1994

To: Baltimore County

Zoning Authorities

Re: Petition for Variance for

613 Sunspot Road, Reisterstown, MD

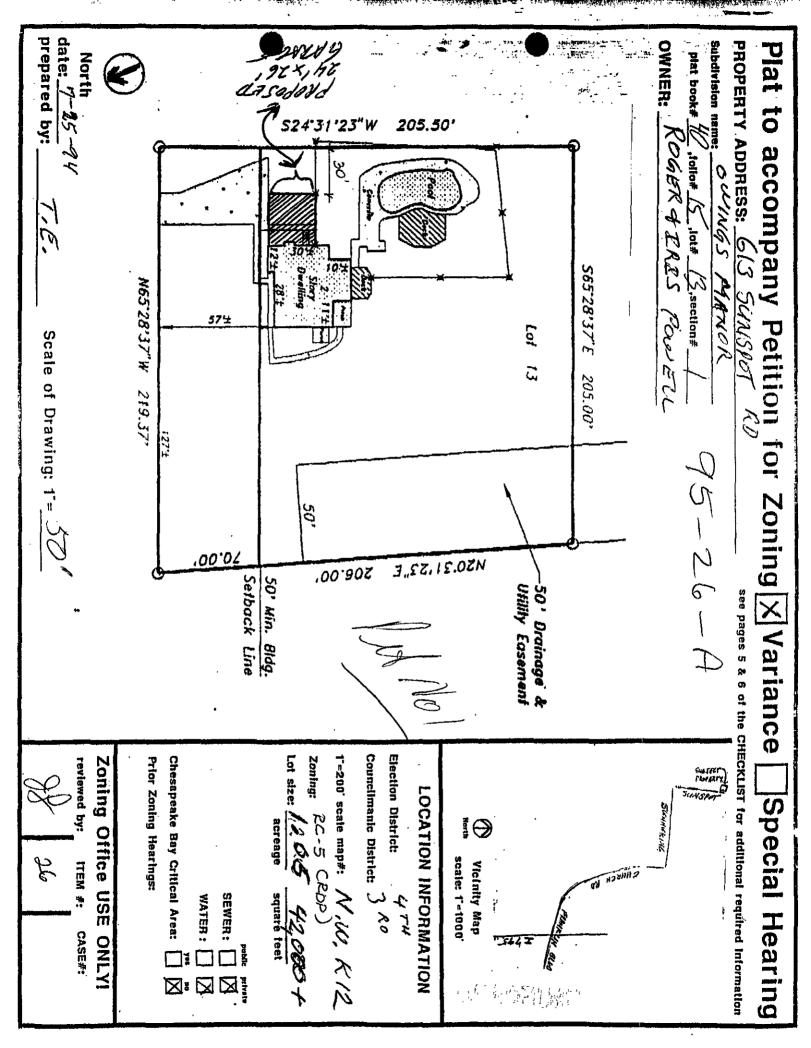
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Very truly yours,

Mene Resençivey 100 Sunnymbed of Jane Reisterstrum, Md. 21136

260





PROPOSED LOCATION, GARAGE WILL
BE AT END OF DRIVERING (ACROSS PHOTO)
HOUSE IS AT RIGHT EDGE OF PHOTO, STRUCTURE
UNL GO JUST TO LEFT OF TWO PIPES



* 26

MICROFILMED

VIEW FROM EAST SIDE OF FROMSE CAMPARE WILL

ATTACH TO EAST SIDE OF HOUSE BUT

ROW OF PINETREES ON PROPERTY

UNE ARE THETHER FACT ENDER WHAT

WILL BE THE COMPLETED STRUCTURE





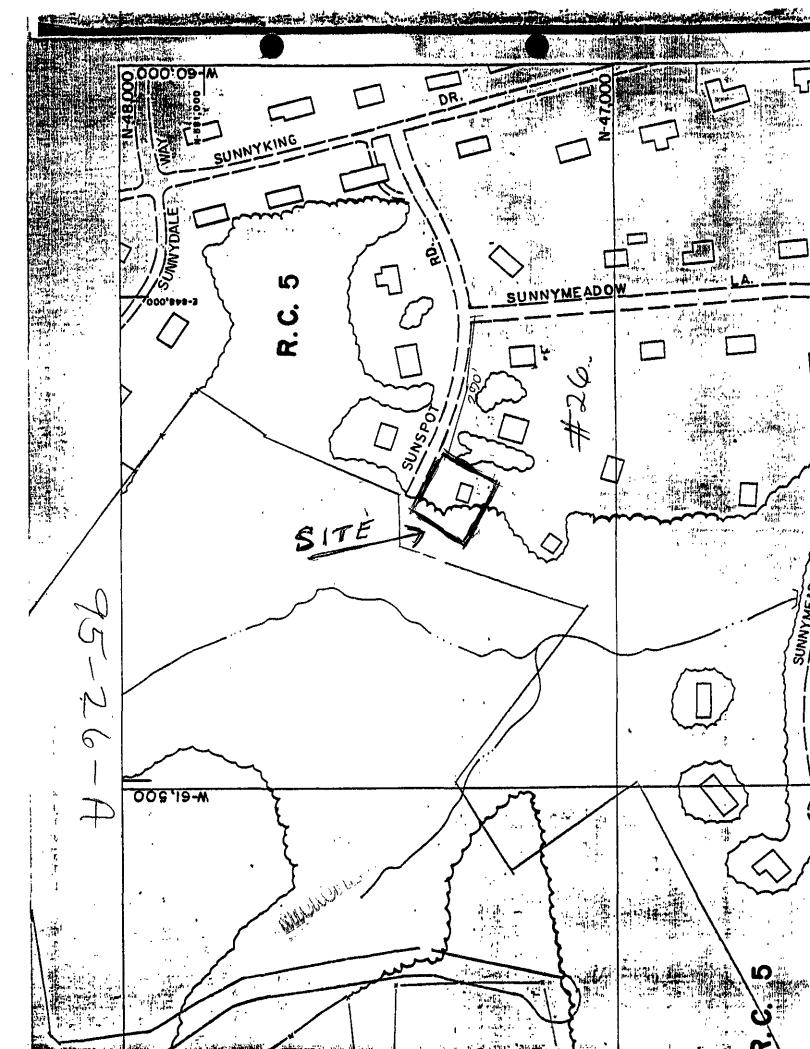
* Ju

TWO VIEWS COOKING KERTH TO SOUTH.

STRUCTURE WILL BE AT END OF DRIVEWARD

SHUN AT BOTTON OF ETHER PHOTO AND ATTACKES

TO ETHS SIDE OF HOUSE SHOWN ON AUGHT SIDE



MICROFILMEL

SOLDIERS DELIGHT

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE ZONING VARIANCE S/S Sunspot Road, 290 ft. W of * ZONING COMMISSIONER c/l of Sunnymeadow Lane * OF BALTIMORE COUNTY 613 Sunspot Road 4th Election District * Case No. 95-26-A 3rd Councilmanic District Roger N. Powell, et ux Petitioners * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Roger Powell and Iris Powell, his wife, for that property known as 613 Sunspot Road in the Owings Manor subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft. in lieu of the minimum required 50 ft. for an attached garage, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 35 day of August, 1994 that the Petition for a Zoning Variance from Sections 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., in lieu of the minimum required 50 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

4. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.

> ZONING COMMISSIONER FOR BALTIMORE COUNTY

95-26-A

ZONING DESCRIPTION FOR 613 SUNSPOT ROAD

Beginning at a point N. 65°28'37" W. on the South side of Sunspot Road, a paved County Road, 30 ft. wide m/l 450 ft. west m/l from its intersection with Sunnymeadow Road and thence running along the South side of Sunspot Road 219.37' to a point N. 20°71'23" E thence turning South and running along a line 206 ft. to a point S. 65°28'33" E. thence turning West and running along a line 205 ft. to a point S. 24°31'23" W. thence turning North and running along a line 205.5 ft. to the point of the beginning. Being Lot 13, Sec. One, Owings Manor, as recorded in the Land Records of Baltimore County in Book E.H.K., Jr. No. 610, Folio 15, containing 1.1 acres m/l.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

August 23, 1994

Mr. and Mrs. Roger N. Powell 613 Sunspot Road Reisterstown, Maryland 21136

> RE: Petition for Administrative Variance Case No. 95-26-A Property: 613 Sunspot Road

Dear Mr. and Mrs. Powell:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Location of Signer Facing Tood Way on property being round

Petitioner: 10905 & Fris Powell

Location of property: 6/3 Suns pot Rd. 5/5

Lawrence E. Schmidt Zoning Commissioner

LES:mmn encl.

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 613 Sunspot Road, Reisterstown, MD

which is presently zoned. RC-5 This Petition shall be filed with the Office of Zoning Administration & Development Management.

CRDP)

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached The undersigned, legal owner(s) of the property studies in Database County, and hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3B.5 (Sec. 1A00.3B.3 RPD) To allow a side yard setback of 30 feet in lieu of the minimum required

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Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

			legal owner(s) of the property which is the	deplet of this reducin.
Contract Purchaser/Lessee:			Legal Owner(s):	
(Type or Print Name)		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Roger N. Powell	<u> </u>
			A A V	
Signature	·	·	Signature	
Address		·	Iris, Q. Powell	
			(Type or Print Name)	10
City	State	Zipcode	Signature of fill U	1
Attorney for Petitioner:				
			613 Sunspot Rd.	(410)833-8
(Type or Print Name)			Address	Phone No.
			Reisterstown	MD 211
Signature	# · · · · · · · · · · · · · · · · · · ·		City Name, Address and phone number of rep	State Zip. resentative to be contacted.
			_same	
Address Phone No.		Na.	Name	
City	State	Zipcode	Address	Phone No.
A Public Hearing having been in that the subject matter of this p				

ITEM #: <u>+C</u>

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue



(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

 Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER

Petitioner: ROGER & IRES POWERC Location: 613 SUNSPOT RD RETSTERSTOWN 21136 PLEASE FORWARD ADVERTISING BILL TO: NAME: ROGER & IRES POWELC

ADDRESS: 6/3 SUNSPOT RD REISTERSTOWN, NO. 21136 PHONE NUMBER: 833-8335

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto. That the Affiant(s) does/do presently reside at 613 Sunspot Road

Reisterstown MD 21136 That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative

Variance at the above address: (indicate hardship or practical difficulty) Petitioners live at the end of a dead end street where snow removal and/ or salting is difficult. Following the winter of 1993-94, it became apparent that Petitioners needed protection for their cars and Petitioners determined to build a garage. The only location on the property where the

garage can be constructed would place the far wall 30 ft. from the property line where is Mocated a 10 ft. driveway servicing 611 Sunspot Road.

Roger N. Powell and Iris Q. Powell

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

WITOUT

95-26-1 Development Management Number #16 Date 7/26/94 Taken by : JRF Powell - 613 Sunspot Rd. 010 - Voriance = \$50.00 050 - Sign = #35.00

(Revised 04/09/93)

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

August 22, 1994

(410) 887-3353

Mr. & Mrs. Roger N. Powell 613 Sunspot Road Reisterstown, MD 21136

> RE: Item No. 26, Case No. 95-26-A Petitioner: Roger N. Powell, et ux Petition for Administrative Variance

Dear Mr. & Mrs. Powell:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 26, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Zoning Plans Advisory Committe Comments August 22, 1994

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or imcompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw

Enclosures

Baltimore County Government



700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

. DATE: 08/09/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 25,26,29,30,31,32, 33 AND 34.

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, FHONE 887-4681, MS-1102F

cc: File

Printed on Recycled Paper

SHA

Maryland Department of Transportation State Highway Administration Secretary
Hal Kassoff
Administrator

Re: Baltimore County

Re: Baltimore Cour Item No.: \star

111 W. Chesapeake Avenue
Towson, Maryland 21204

Little Archiche
Dear Ms. Minton:

TULIE WINIARSKI

Ms. Charlotte Minton
Zoning Administration and

County Office Building

Room 109

Development Management

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Believe Chief

DAVID NI, 18 A 152-4, A 20116 CHIEF

John Contestabile, Chief

Engineering Access Permits

John Contestabile, Chief
Engineering Access Permits
Division

DECEIVED

AUG 2 1994

ZADM

My telephone number is ______ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free

1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 12, 1994

FROM: Pat, Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s): Item Nos. 24, 25, 26, 29, 30, 31, 32, 33 and 34.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: July W Xmg

Division Chief: Cample Lems

PK/JL:lw

ZAC.24/PZONE/ZAC1

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

August 4, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

: Roger and Iris Powell 613 Sunspot Road Reisterstown, Maryland 21136

4th Election District - 3rd Councilmanic

Re: CASE NUMBER: 95-26-A (Item 26)
613 Sunspot Road
S/S Sunspot Road, 290' W of c/l Sunnymeadow Lane

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 7, 1994. The closing date (August 22, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

Printed with Soybean Ink

Date: 7/1:/9

To: Baltimore County Zoning Authorities

Re: Petition for Variance for 613 Sunspot Road, Reisterstown, MD

Gentlemen:

We are familiar with the plans of the Petitioners to build a 2-car garage attached to the east side of their dwelling at 613 Sunspot Road. 613 is more than 115 feet from the adjacent house, 607, and separated by a 10 ft. wide driveway servicing 611. The addition will enhance the property and the neighborhood, and will not create any hazard or danger. We support the Petitioners' request for a variance for this purpose.

Very truly yours,

Connellasserman

Got Szinspat Cd

Teisterstown, Md.

21136

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To: Baltimore County Zoning Authorities

Re: Petition for Variance for 613 Sunspot Road, Reisterstown, MD

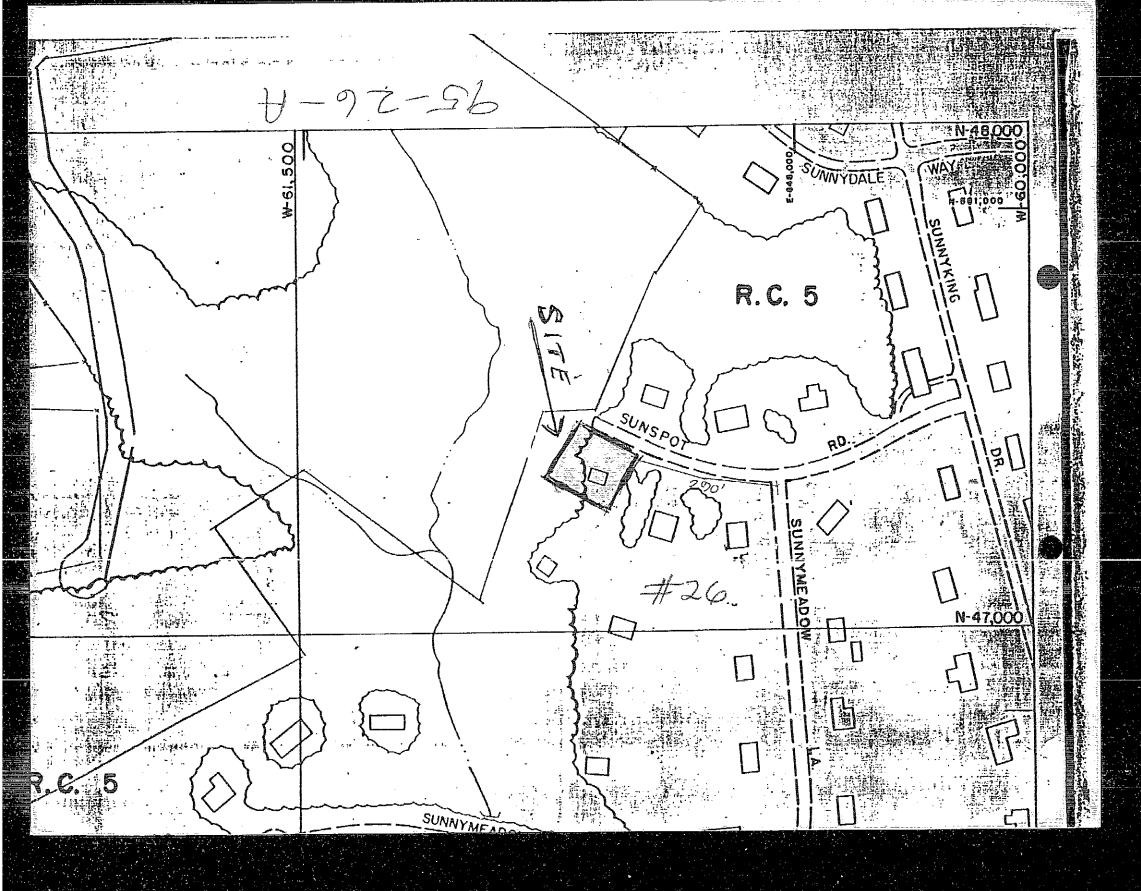
Gentlemen:

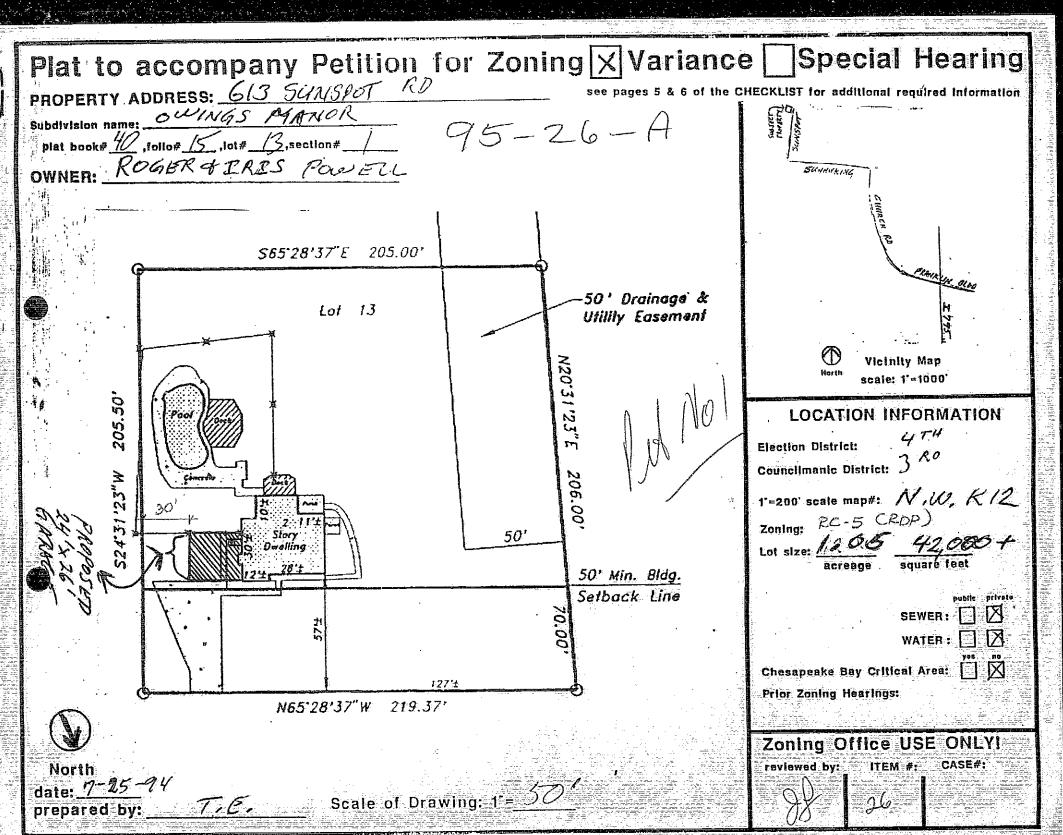
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Very truly yours,

Hene Resenquey 100 Sunnymetadret Jane Reisterstrum, Md. 21136

de 24

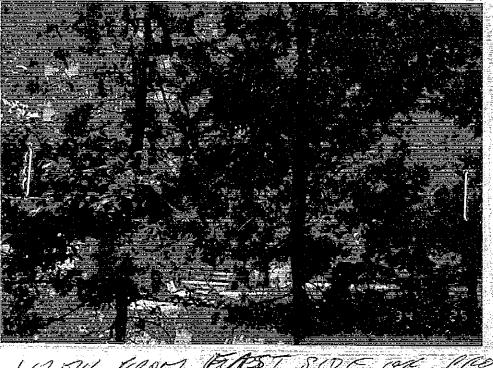




95-26-A



PROPOSED LOCATION, GARAGE WILL
BE AT END OF DRIVEWAY (ACROSS PHOTO)
HOUSE IS AT RIGHT ODGE OF PHOTO, STRUCTURE
WILL GO JUST TO LEFT OF TWO PIPES



Use poor teast sive of house amount will and Towns west sive of house amount our ATTACH TO EAST SIVE OF HOUSE BUT how of five Thees on phonesers and me that her bush want and ar THE COMPLETED STREET

\$5-26-A





TWO VIEWS COOKING KERTH TO SOUTH STRUCTURE CUICE OF AT THIS OF DELICULAR SHOWN AT BATTOM OF ENCH PHOTO AND ATTACHES TO ETRIS SIDE OF HOUSE SHOWN ON AUGHT SIDE OF DUNCE

